



Department of Housing and Community Development

Home Purchase Assistance Program

The Department of Housing and Community Development (DHCD) has implemented changes to our Home Purchase Assistance Program (HPAP) that will better enable low-to-moderate income residents to purchase a home in the District.

Qualified applicants can receive financial assistance for downpayment and closing costs to purchase single-family houses, condominiums or cooperative units.

Are you eligible?

To be eligible for HPAP assistance, you must meet the following criteria:

1. Be the head of the household and a first-time homebuyer.
2. Be a low-to-moderate income resident, based on the Department's standards.
3. Cannot have had ownership interest in any residential real estate within the three years prior to application.
4. The purchased home must be the borrower's primary residence and must be located within the District of Columbia.
5. Possess a good credit rating.
6. Applications are prioritized based on the following:
 - a. low-income, elderly, handicapped, disabled or displaced District residents
 - b. other District residents
 - c. non-residents who have been employed in the District for one year prior to application
 - d. non-residents who have lived in the District for three years as an adult

Please note: District residents will always be the priority for HPAP assistance. Non-resident applications will be accepted, but only processed for eligibility at times when there are no pending applications from District residents.

How much assistance is available?

Effective June 30, 2006 and until further notice, the total amount of financial assistance for downpayment provided to very low-, low-, and moderate-income eligible households **shall not exceed \$70,000** based upon household income, need, the availability of funds, and prevailing trends in the real estate market. Closing cost assistance is provided separately, and will be calculated for eligible households to be 4% of the home purchase price or \$7,000, whichever is less.

See reverse for more information.

How much will I need to contribute to qualify?

HPAP recipients contribute \$500 or 50% of liquid assets greater than \$3,000, whichever is greater. For very low- and low-income applicants, the contribution in excess of five hundred dollars (\$500) may be waived by the Director where there is demonstrated need and the applicant is elderly, handicapped, disabled, or displaced.

How is the loan repaid?

Payment on loans made to any income-eligible household under this program are deferred for the first five years. Monthly principal-only payments begin at the start of the sixth year of the loan, amortized over a 40-year period.

The entire amount of the loan is immediately due and payable if:

- the borrower transfers the property,
- the property is refinanced (unless the refinance meets certain conditions), or
- the property ceases to be the borrower's principal place of residence.

How can I apply?

To apply for HPAP assistance, please contact one of the following organizations:

Housing Counseling Service, Inc. 2410 17th Street, NW, Suite 100 Adams Alley Entrance Washington, DC 20009 (202) 667-7006	Marshall Heights Community Development Corporation 3939 Benning Road, NE Washington, DC 20019 (202) 396-1200
University Legal Services, NE 220 I Street, NE, Suite 130 Washington, DC 20002 (202) 547-4747	University Legal Services, SE 3220 Pennsylvania Avenue, SE, Suite 300 Washington, DC 20020 (202) 645-7175
Latino Economic Development Corporation 2316 18th Street, NW Washington, DC 20009 (202) 588-5102	Lydia's House 3939 South Capitol Street, SW Washington, DC 20032 (202) 373-1050

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801 North Capitol Street, NE ♦ Washington, DC 20002
(202) 442-7200 ♦ www.dhcd.dc.gov

Adrian M. Fenty, Mayor
Neil O. Albert, Deputy Mayor for Planning and Economic Development
Victor Selman, Interim Director, DHCD